



## Pemberton Gardens

, Romford, RM6 6SH

Guide Price £500,000

## Barking And Dagenham



GUIDE PRICE-£500,000-£525,000

Nestled in the desirable Pemberton Gardens of Romford, this charming three-bedroom end-terraced house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, ideal for comfortable living.

Upon entering, you will appreciate the abundance of natural light that floods through the double-glazed windows, creating a warm and inviting atmosphere throughout the home. The gas central heating ensures a cosy environment during the cooler months, making it a perfect retreat all year round.

One of the standout features of this property is the generous garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. The side access adds convenience, allowing for easy movement of garden equipment or bicycles.



## ENTRANCE

RECEPTION ONE 15'7" into bay x 11'10" (4.75m into bay x 3.61m)

Double glazed bay window to front. Carpeted flooring. Radiator.

RECEPTION TWO 11'9" x 10'2" (3.59m x 3.11m)

Double glazed doors to conservatory. Carpeted flooring. Radiator.

CONSERVATORY 15'10" x 9'1" (4.85m x 2.79m)

Double glazed window and door to garden.

KITCHEN 8'5" x 7'10" (2.58m x 2.40m)

Range of wall and base units. Gas cooker. Oven. Sink. Built-in fridge. Double glazed window. Door to side.

## STAIRS TO FIRST FLOOR

BEDROOM ONE 15'8" into bay x 10'11" (4.80m into bay x 3.34m)

Double glazed bay window to front. Laminate flooring. Fitted wardrobe. Radiator.

BEDROOM TWO 11'9" x 10'11" (3.60m x 3.34m)

Double glazed window to rear. Carpeted flooring. Fitted wardrobe. Radiator.

BEDROOM THREE 6'9" x 6'8" (2.07m x 2.05m)

Double glazed oriel window to front. Carpeted flooring. Radiator.

FIRST FLOOR BATHROOM 6'7" x 6'1" (2.01m x 1.87m)

Panel bath. Wash hand basin. Double glazed to rear.

SEPARATE WC 3'7" x 2'2" (1.11m x 0.67m)

Window to side. Low level toilet.

## EXTERIOR

Front - Off street parking with side access.

Rear - we think the garden is a great size.

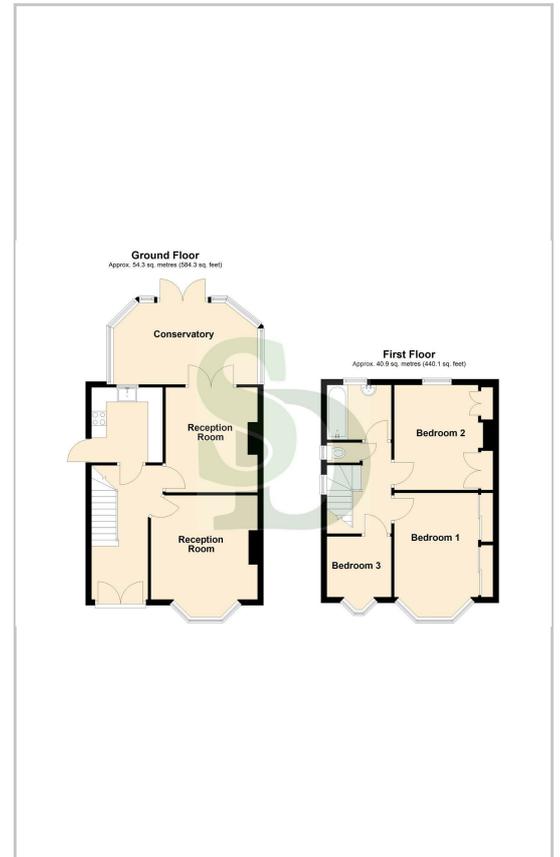
## AGENTS NOTE

No service or appliances have been tested by Sandra Davidson Estate Agents.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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